

TDC Blue Ribbon Committee

June 20, 2007 Meeting Minutes Final

Members Present: ECOSLO- Maria Lorca; Sierra Club – Susan Harvey ; Land Conservancy – “BK” Bruce Richard; Templeton Area Advisory Group - Nicholas Marquart; Active Agriculturalist – Charles Whitney; Ag Liaison – Mark Pearce; Subdivision Review Board, Public Works – Richard Marshall; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet; General Public – Melissa Boggs ; Farm Bureau – Joy Fitzhugh; Existing TDC receiver site – Chad Whittstrom; City of San Luis Obispo – Kim Murry; South County Advisory Council - Jesse Hill

Members Absent: Development Firm – Denis Sullivan; City of Paso Robles- Ron Whisenand; General Public - Christine Volbrecht

Committee Staff Present: Karen Nall and Kami Griffin, Planning and Building

Others Present: Dorothy Jennings, Della Barrett, Kathryn Sweet, Dolores Simons, and Lynda Auchinachie – Ag Department

Richard Marshall opens the meeting.

New Business: Maria Lorca notes that the July 11th meeting has been cancelled and suggests that the July 25 be also cancelled. Group discusses and concurs that enough member can make this meeting and it should be held.

Discussion:

Item 1. Review of Maps: BK notes that he does not have anything to present and the bulb on the projector is not working.

Item 2. Discussion of Program changes where consensus has been reached:

Karen Nall notes that this list has been compiled by Kami Griffin from previous meetings where she felt there was consensus on action items. She adds that it is on the agenda today and that if we have agreement we will include it as an attachment to the status report to the Board. Richard Marshall notes that the Number 1 is actually Item 3 on today’s agenda. Richard Marshall suggests discussing the remaining items then Number 1. Maria Lorca provides a letter to the committee opposing the consensus list. Maria Lorca notes she has concerns with the list because she feels it is too soon to produce such a list when the entire program has not been fully discussed. She further notes that she believes that if it is attached to the BOS report then it is “locked in”. Sue Harvey concurs with Maria Lorca’s comments. Melissa Boggs suggests noting that the list is just a draft at this time. Richard Marshall agrees with Melissa and notes that this is a draft or suggest noting that these are items that the committee has discussed so far and these are items that the group has consensus on so far with the understanding the whole program is still being reviewed. Richard Marshall believes that it would be nice to present the BOS with a progress report. Aeron Arlin Genet agrees but is also concerned that the entire program has not been fully discussed. Discussion continues. Joy Fitzhugh suggests using the term “tentative agreement”. Charlie Whitney notes that he believes that there is a concerted effort to delay and rehash items that we have already made progress on. He further notes that we should provide the information to the Board on items that we have already discussed. Richard Marshall takes public Comment on this item. Dorothy Jennings notes that based on the correspondence that the group received from the last meeting she suggests that group look at the entire program relating to sender sites. Charlie Whitney makes a motion to send the list on to the Board noting that it may need to be amended per the outcome of Item 3. and adding “ Tentative Consensus” to the title. Joy Fitzhugh seconds the motion. The motion passes 11 to 2.

Item 3. Compiled list of uses allowed in conservation easements:

BK questions whether the staff has created a compiled list to compare what is currently allowed in the agriculture category and the restricted list for lands under conservation easements. Richard Marshall notes that the list being reviewed is a compiled list following the two meetings where we went item by

item. Sue Harvey notes that she believes that recycling was deleted. Karen Nall provides a copy of the correct list to Sue Harvey. Maria Lorca questioned allowing caretaker's quarters. Kami Griffin notes that caretaker's quarters are considered farm support quarters in Ag zones. Maria Lorca notes that this is confusing. Discussion ensues. Joy Fitzhugh suggests noting below caretakers quarters "not allowed in agricultural zoned lands." Maria Lorca notes that she would like to withdraw from the "tentative consensus". She believes that the public benefit is most important. Discussion ensues. Kim Murry notes that no two properties are alike and the flexibility of the list allows one to choose what retained rights or uses are appropriate for each individual site based upon the resource intended for protection. Kim Murry adds that she believe that no one sending site will be able to do all these uses listed. Maria Lorca suggests that this needs to be clearly understood because she believes the perception is that a sending site may still do all these listed uses. Richard Marshall notes that this list is a subset and a smaller list than the ordinance allows. Richard Marshall notes that if the list is too restrictive, an applicant may not be willing to participate in the program. Maria Lorca agrees that a sending site should get a lot of money for participating but there should also be a public benefit. BK points out that from the Land Conservancy's perspective, they start with what they are trying to protect on a particular site. He notes the list should be a short list of items that you may not do or that have been taken away and the good reasons why such a use should not be allowed. Discussion ensues on creating a list of items that are not allowed instead of those that are allowed. Kami Griffin provides the following list:

recycling collection stations, scrap yards, churches, mobile homes, home occupations, residential accessory uses, residential care, single family dwellings, temporary dwellings, B&B's, waste disposal sites and public safety facilities.

Discussion ensues regarding restaurant uses. BK recommends preparing a chart that notes these items with the rationale. Jesse Hill makes a motion to approve the 9 page list with the correction to caretaker's quarters and a second list of items not allowed with the list dated. Charlie Whitney seconds the motion. Jesse Hill revises his motion to be only the 9 page list. Discussion is paused to allow for Public Comment on this item. Della Barrett notes that she believes the importance of this program is for public education and was surprised by the items allowed and recommends that the group keep things simple. Lynda Auchinachie wanted clarification of what comprised "Kami's list". Kami Griffin notes that her list is a 'No' list of uses that are not allowed and notes that this approach is consistent with the way the current ordinance is worded. Discussion continues on restaurants and visitor serving uses that are allowed in agriculture. Dorothy Jennings suggested that the group use the list of allowed uses allowed under the Williamson Act contract and the group should start with a more restrictive list and doesn't believe the group is starting in the right place. Jesse Hill notes that he is trying to get approval of the items the group has discussed during two meetings. Richard Marshall notes that dates should be added to the list so that we can better track the most current data. Maria Lorca agrees that we should use the proposed Williamson Act list. Richard Marshall questions whether there is a good example of items that are on the proposed Williamson list that we have agreed to keep. Discussion ensues. Richard Marshall notes that the only uses allowed are outdoor retail sales. Motion fails by 6 to 8 opposed. Joy Fitzhugh makes a motion to approve the "Kami's No List" as it applies to the ordinance today. BK seconds the motion. Kami Griffin asks for clarification if this includes the further restrictions noted during the modifications made to the allowed uses? Group discussed. Kami Griffin suggests adding clarification to the "No List". Charlie Whitney suggests delaying action on the motion until Kami Griffin can review the modifications made to the list from the previous meeting.

Charlie Whitney reports that he has met with Mayor Luna of the City of Atascadero and they may send a representative to our meetings and that he gave Kim Murry and Ron Whisenand as a reference. Discussion ensued that an additional city representative will be a part of one voting member and will be a rotating member with Kim Murry and Ron Whisenand.

Kami Griffin provides the following complete lists:

Non-Allowable Uses of Sending Sites

Recycling Collection Stations

Recycling - Scrap and Dismantling Yards

Religious Facilities

Home Occupations

Mobilehomes

Residential Accessory Uses

Residential Care Facility

Single Family Dwellings

Temporary Dwellings

Lodging (B & B)

Waste Disposal Sites

Public Safety Facility

Public Zoo

Concrete, Gypsum & Plaster Products - where raw materials are not extracted on-site

Food and Beverage Products - where the raw materials are not grown on the site or on adjacent parcels

Paving Materials - where raw materials are not extracted on-site

Small Scale Manufacturing - other than small scale blacksmith and welding services when accessory to another use

Stone & Cut Stone Products - where raw materials are not extracted on-site

Structural Clay & Pottery-Related Products - where raw materials are not extracted on-site

Warehousing, Wholesaling & Distribution - where the facility does not support approved agricultural production or processing on the same site

Clubs, Lodges, and Private Meeting Halls - except grange halls and farm bureaus

Libraries and Museums - except where the facility displays items primarily of agricultural, local historical, ecological or environmental interest

Rural Recreation and Camping - Incidental Camping, Dude Ranches, Health Resorts and Bathing - where the facility is not dependent upon a natural on-site resource such as a lake or hot springs

Schools - Specialized Education & Training - except where the curriculum offered is primarily in subjects related to agriculture or forestry

Temporary Events - other than ag events

Caretaker Quarters - other than Farm support quarters

Farm Support Quarters - where the residences are more than 1,200 square feet in size

Farm Equipment & Supplies Sales - where outdoor use area and floor area is greater than a total of 19,999 square feet

Restaurants - where the use is not a limited food service allowed only where there is a visitor serving use existing on -site

Airfields & Heliports - other than agricultural landing strips

Public Utility Facilities - where a large amount of site disturbance is proposed

Jesse Hill clarifies where the LUO modification would be made. BK suggests that staff bring the lists back at the next meeting. Kami Griffin notes that they will be included in the minutes.

Previous motion to approve Kami's list of uses not allowed in conservation easements passes 12 to 0.

General discussion ensues regarding studies that are available including Community 2050 and Places3 planning efforts.

BK Review of Map:

BK provides the map of recent permit and subdivision activity and potential receiving site locations.

Public Comment for Items not on the agenda:

Della Barrett thanks BK and the Land Conservancy for providing mapping information; she notes that the maps show there many areas suitable for sending sites but very few receiving site locations. She further suggests that TDC credits may be used for uses other than for the creation of new lots. BK agrees that the supplies for receiving sites are small and/or are already built. Joy Fitzhugh notes that the original intent of the program was a small tool, not the only tool to retire lots and conserve open space or agriculture. Kathryn Sweet notes that the committee needs to educate the public. Dorothy Jennings questions whether maps could superimpose the Paso Robles purple belt and the community separators. BK notes that he does not believe that the Paso Robles purple belt has been officially mapped nor has the community separator study information. The City of SLO has provided GIS maps of the City's greenbelt area. Kami Griffin notes that she believes that they will be included in the conservation element update.

Approval of Minutes from May 23, 2007 and June 6, 2007 meetings:

Karen Nall notes that she has received a small correction to the June 6th meeting minutes. Maria Lorca makes a motion to approve with the noted corrections and BK seconds the motion. The minutes of June 6 are approved. The May 23rd minutes are also approved.

Public Comment for items not on the agenda:

Dolores Simons provides comments regarding South Atascadero area noting that comments were made at the last meeting regarding that South Atascadero must take their fair share, and problems with concentrated receiving sites in one neighborhood.

Meeting adjourned.

Next Meeting - July 25, 2007 at 3:00.

NON-ALLOWABLE USES FOR SENDING SITES

Airfields & Heliports - other than agricultural landing strips

Caretaker Quarters - other than Farm support quarters

Clubs, Lodges, and Private Meeting Halls - except grange halls and farm bureaus

Concrete, Gypsum & Plaster Products - where raw materials are not extracted on-site

Farm Equipment & Supplies Sales - where outdoor use area and floor area is greater than a total of 19,999 square feet

Farm Support Quarters - where the residences are more than 1,200 square feet in size

Food and Beverage Products - where the raw materials are not grown on the site or on adjacent parcels

Home Occupations

Libraries and Museums - except where the facility displays items primarily of agricultural, local historical, ecological or environmental interest

Lodging (B & B)

Mobilehomes

Paving Materials - where raw materials are not extracted on-site

Public Safety Facility

Public Utility Facilities - where a large amount of site disturbance is proposed

Public Zoo

Recycling - Scrap and Dismantling Yards

Recycling Collection Stations

Religious Facilities

Residential Accessory Uses

Residential Care Facility

Restaurants - where the use is not a limited food service (800 sq ft) which are allowed only where there is a visitor serving use existing on-site

Rural Recreation and Camping - Incidental Camping, Dude Ranches, Health Resorts and Bathing - where the facility is not dependent upon a natural on-site resource such as a lake or hot springs

Schools - Specialized Education & Training - except where the curriculum offered is primarily in subjects related to agriculture or forestry

Single Family Dwellings

Small Scale Manufacturing - other than small scale blacksmith and welding services when accessory to another use

Stone & Cut Stone Products - where raw materials are not extracted on-site

Structural Clay & Pottery-Related Products - where raw materials are not extracted on-site

Temporary Dwellings

Temporary Events - other than ag events

Warehousing, Wholesaling & Distribution - where the facility does not support approved agricultural production or processing on the same site

Waste Disposal Sites